



## **19 TIDEBROOK GARDENS, EASTBOURNE**

### **GUIDE PRICE £360,000 FREEHOLD**

**Accommodation:** Semi detached, Four Bedrooms, Through Lounge/Diner, Kitchen, Conservatory, Family Bathroom, Master bedroom with En-suite Shower Room, Rear Garden, Garage, Off Road Parking, Double Glazed Windows, Gas Central heating.

Are you struggling to find a fourth bedroom in your price range? If so this spacious semi detached family home benefits from a large through lounge/diner with added conservatory. In addition to three well proportioned bedrooms the property also benefits from a converted loft with master bedroom and en-suite shower room. The property is also conveniently located for access to Sovereign Harbour shopping amenities and roof top views towards the harbour and South Downs to the rear. Don't delay, call The Exchange Property Services today on 01323 489560 to arrange an appointment to view.

## GROUND FLOOR

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UPVC Double glazed door to:

### **Porch**

UPVC Double glazed door to hallway,  
double glazed windows to front & sides,  
tiled floor to entrance hall:

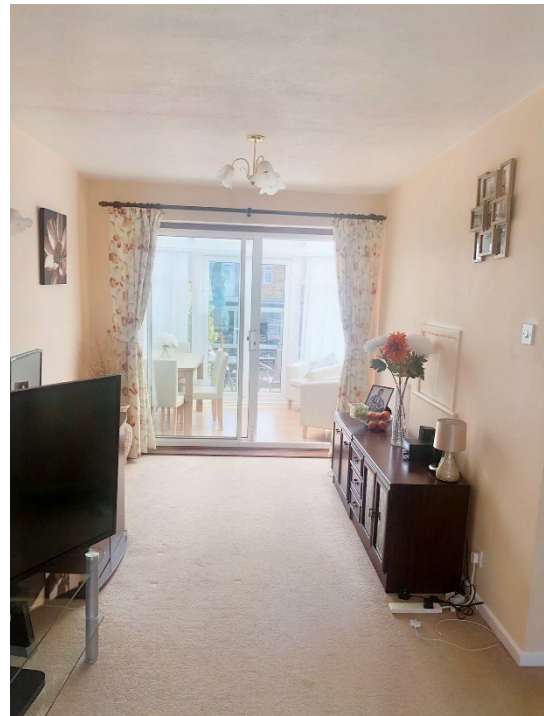
### **Hallway:**

Staircase to first floor, radiator, cupboard  
under stairs:

### **Through Lounge/Diner:**

6.87 (22'6") max x 3.54m (11'7") reducing  
to 2.55 (8'4")

Double glazed window to front, feature  
fireplace with inset gas fire, radiators,  
phone point, wall light points and double  
glazed patio doors to conservatory:



### **Conservatory:**

2.91m (9'6") x 2.42m (7'11"):

Double glazed French doors opening onto  
rear garden, wall light points, laminate  
flooring, transparent roof:



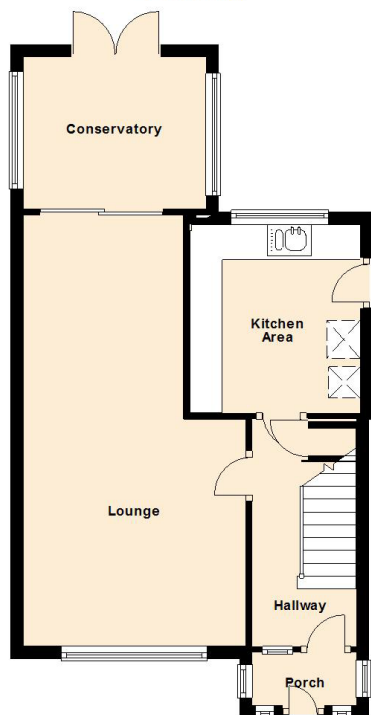
**Kitchen:**

3.02m (9'10") x 2.63m (8'7"):

Double glazed window to rear, tiled walls, 1&½ bowl stainless steel inset sink & drainer, range of base units, cupboards and drawers with laminate worktops over, wall mounted gas point, boiler, serving hatch, plumbing for washing machine, double glazed door to garden:



Ground Floor



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**FIRST FLOOR**

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**Landing**

Double glazed window to side

**Bedroom Two**

3.75m (12'3") x 3.35m (10'11")

Double glazed window to front, fitted wardrobes, radiator:

**Bedroom Three**

3.04m (9'11") max x 3.33m (10'11") max:

Double glazed window to rear, radiator, airing cupboard with radiator.





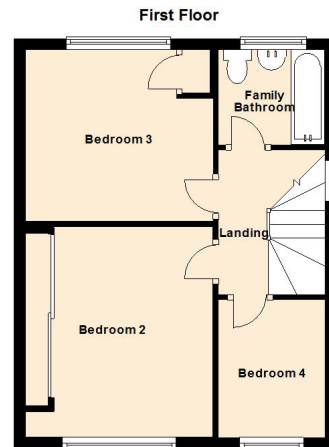
**Bedroom Four:**

2.44 (8'0") x 1.89 (6'2")

Double glazed window to front, radiator

**Family Bathroom:**

Double glazed window to rear, panelled bath with mixer spray unit & over bath shower, shower screen, pedestal wash hand basin, low level WC, tiled walls, radiator, extractor fan:

**SECOND FLOOR LANDING**

Staircase, Velux style window to front:

**MASTER BEDROOM**

4.38m (14'4") x 3.19m (10'5"):

Double glazed window to rear, velux style window to front, built in wardrobe, recessed spot lighting, radiator, eaves storage cupboard:

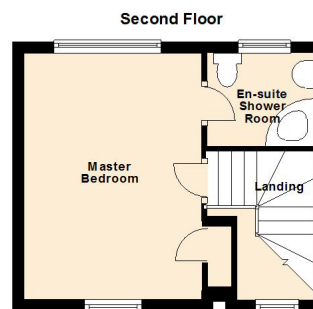


### En-suite Shower room

Double glazed window to rear, shower cubicle with wall mounted shower, pedestal hand basin, low level WC, radiator, extractor fan, tiled walls, shaver point.



**VIEW FROM REAR**



## **Outside**

### **Front Garden**

Lawn.

### **Rear Garden:**

8.84m (29'0") x 6.93m (22'8")

Gated side & rear access, fencing to sides & rear, decking, lawn, shrubs, outside tap:



### **Garage**

2.37m (7'9") x 4.90m (16'0")

Up & Over door, double glazed window to rear garden, door to side, power points & lighting:

Parking Space to side of garage access via rear access road.



**REAR OF PROPERTY**

# Energy performance certificate (EPC)

19 Tidebrook Gardens  
EASTBOURNE  
BN23 7AH

Energy rating

**D**

Valid until: **7 April 2032**

Certificate number: **0184-3015-4204-9272-2200**

Property type

Semi-detached house

Total floor area

97 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               |               |
| 69-80 | <b>C</b>      |               | 79   <b>C</b> |
| 55-68 | <b>D</b>      | 56   <b>D</b> |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**IMPORTANT INFORMATION:** We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

**ADDITIONAL SERVICES:**     (VISIT OUR WEBSITE FOR MORE INFORMATION) :

#### **THE EXCHANGE PROPERTY SERVICES:**

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

#### **THE EXCHANGE LETTING & MANAGEMENT:**

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

#### **THE EXCHANGE MORTGAGE SERVICES:**

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

*Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.*

#### **PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:**

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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